

DRAFT
MEETING MINUTES OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 26, 2009
7: 00 p.m.

1. CONVENE: **7:12 p.m.**
2. FLAG SALUTE: **Board member Zuppan**
3. ROLL CALL: Present: President Ezzy Ashcraft, Vice-President Autorino,
Board members Kohlstrand, Lynch, and Zuppan.
Absent: Board members Cook and Cunningham
4. MINUTES: Minutes from the meeting of September 10, 2009 (Pending)
Minutes from the meeting of September 28, 2009 (Pending)
Minutes from the meeting of October 12, 2009 (Pending)

5. AGENDA CHANGES AND DISCUSSION:

The applicant requested that Item 9-C be continued to the Planning Board meeting of November 9, 2009. Board Member Kohlstrand motioned, seconded by Board Member Zuppan to continue the project. Motion passed 4-0-3.

6. STAFF COMMUNICATIONS:

6-A Future Agendas

Staff presented an overview of upcoming projects.

6-B Zoning Administrator Report

The Zoning Administrator approved a Use Permit for an outdoor seating area for Rosenblum cellars at 2900 Main Street and continued a Variance for an addition that encroaches into the required side yard at 617 Taylor Avenue.

Oral Report

Staff presented a brief synopsis on the status of Alameda Point.

7. ORAL COMMUNICATIONS:

None.

8. CONSENT CALENDAR:

None.

9. REGULAR AGENDA ITEMS:

- 9-A Design Review – DR05-0132 for a new single family dwelling – 3295 Adams Street.** The applicant proposes to construct a two-story single family dwelling with an attached garage on a vacant lot located adjacent to the intersection of Adams Street and Fernside Boulevard.

Staff presented the project and explained the Ranches Overlay District effort that was considered by City Council in June.

President Ezzy Ashcraft commended the effort put forth to alter the proposed design and asked for clarification on the qualifications of the designer of the project.

President Ezzy Ashcraft opened the public comment period.

Mr. Quintell, neighbor, spoke against the project and read an article from the Alameda Sun, dated April 30, 2007.

Ms. Quintell, neighbor, spoke against the project and pointed out it would loom over their property and reduce sun and light access.

President Ezzy Ashcraft closed the public comment period.

Board Member Kohlstrand requested that the upper story be pulled to back to lessen the shadow impacts and massing.

Vice-President Autorino felt that proposed design was sufficiently modified to allow it to move forward in the approval process.

Board Member Zuppan asked if the submitted shadow study still adequately assessed the revised project. Staff stated that it was.

President Ezzy Ashcraft explained that the applicant has the right to build a two-story building in this district. She suggested that the applicant return to the Planning Board with an additional set of revisions that reduces the massing of the second story, ensures privacy, and adds a landscaping plan. She also suggested enlisting the help of a design professional to develop a revised plan.

Board Member Kohlstrand motioned, seconded by Board Member Zuppan to refer the project back to the applicant to revise the plans to scale down the massing of the building to be more in keeping with the scale of the neighborhood and in accordance with the developed, but not implemented, Ranches Design Guidelines. Motion failed on a 3-1 vote.

Board Member Zuppan motioned, seconded by Vice-President Autorino to continue the project to the Planning Board meeting of November 23, 2009 to allow the applicant time to consider if the comments made by the Planning Board can be incorporated into the design. Motion failed on 3-1 vote.

The applicant asked for clarification on what elements need to be revised so that the design can be improved. Staff said it will work with the applicant to provide direction as given by the Planning Board.

Board Member Kohlstrand motioned, seconded by Vice-President Autorino, to refer the project back to the applicant and continue the item to the November 23, 2009 hearing and for the applicant to revise plans in the following way: 1) by pulling back the wall lines on the

second story, 2) by eliminating the features that are not compatible with the ranch-style architecture, and 3) by modifying second-story decks that impact privacy on the neighboring properties. Motion passes 4-0.

9-B Variance and Major Design Review – PLN08-0211, 1700 Park Street (Former Cavanaugh Motor Site) Proposed commercial buildings, including a two-story structure, remodel of existing buildings and a parking lot to be accessed from Buena Vista Avenue. The project requires a variance for a reduction in the required number of off-street parking spaces, modification to the ratio of standard to compact parking spaces, reduction in the depth of landscape areas, and modification to the distance vehicles may encroach into landscape areas.

Vice-President Autorino motioned, seconded by Board Member Kohlstrand to limit speakers time to 3 minutes each. Motion passes 5-0.

Staff presented the project.

Board Member Kohlstrand asked for clarification on the application packet and the supplemental review by the consultant Urban Design Collective. Staff stated that the consultant provided design comments to the applicant, who then submitted a revised design of the building based on the building.

Ms. Price, PK Consultants, representative for the applicant Mr. Phua, presented the project with a power point presentation.

Mr. Phua thanked all involved parties to bring this project to fruition.

President Ezzy Ashcraft opened the public comment period.

Mr. Reeves, Alameda resident, business owner and member of the Chamber of Commerce, spoke in support of the project and urged the Board to approve the project instead of delaying the approval and requiring that the applicant submit yet another set of plans.

Ms. Paul, neighbor, spoke in favor of the project and strongly urged the board to condition the project to reduce light glare, prohibit unsightly neon signs, require attractive landscaping, and mitigate egress traffic impacts on the neighbors.

Ms. Kennedy, Park Street Business Association (PSBA) Board Member, supported the project and urged the board to approve it so that redevelopment of the site can occur.

Mr. Busse, Chairman of Economic Revitalization Committee of PSBA, spoke in favor of the project, considers the proposal a favorable addition to the district.

Ms. Layburn, Alameda Market Place owner, urged the board to approve the project as the redevelopment will jumpstart the economic revitalization of this area. She stated that redevelopment is in jeopardy in Alameda, if the City demands too many conditions and extras that do not have a direct relationship to the proposed project.

Ms. George, President of PSBA, spoke on behalf of PSBA, which strongly endorses the project and urged the Planning Board to approve the project.

Mr. Ratto, Executive Director of PSBA, urged the Planning Board to approve the project so that revitalization of North of Lincoln can begin.

Ms. Price spoke in response to Ms. Paul's concerns and the efforts that were made to address her concerns.

Mr. Khan, Public Works Department, explained the traffic mitigation conditions placed on the project.

President Ezzy Ashcraft closed the public comment period.

Board member Cook asked for clarifications on the electrical boxes, walls, and tower element. Staff and Ms. Price responded by identifying their location on the project plans.

Board Member Kohlstrand commended the project proposal, supported the Variance, and supported maintaining the corner tower element as proposed.

Board member Cook agreed with the neighbors that the parking lot egress be located as far away from residential neighbors as possible to avoid headlight glare.

President Ezzy Ashcraft favored that the restaurant maintain two entrances. She also commented that metered parking should move away from individual parking meters and towards centrally located meter machines. She supported the inclusion of streetscape furniture (benches) into the plan.

Board Member Zuppan raised concerns about condition #6, which require "next bus" sign payments "in perpetuity", particularly in the case that it is currently unknown what may occur in the far future.

President Ezzy Ashcraft agreed with this comment and that the nexus between the project and the "next bus" sign and this condition is not given.

Board member Cook stated that the tower feature is too massive and too tall in relation to the Market Place. She suggested that as the development of the gateway area progresses, special consideration be given to the placement of signature architectural elements so that the district has a comprehensive look.

President Ezzy Ashcraft requested that condition 16 be changed to make following the Alameda County Bay-friendly landscaping and maintenance guidelines mandatory. She also requested that the number of bicycle parking racks be increased.

President Ezzy Ashcraft asked for clarification on the landscaping plan, which staff provided.

Board Member Kohlstrand supported the Variance, and stated that the Board should provide flexibility in parking standards in this area so that good projects like this could move

forward.

Board member Cook and Vice-President Autorino support the Variance.

Board member Cook voiced her concern regarding the request from Public Works to alter the design of the building to insure adequate safety at the intersection of Park Street and Buena Vista Avenue.

Board members Cook and Zuppan proposed replacing condition # 12 with “the property owner shall work with the Public Works department to ensure compliance with the safety standards for visibility at Park Street and Buena Vista Avenue, without altering the building design.”

Vice-President Autorino requested removal of the paragraph 6, fifth bullet, that the applicant be required to pay for the “Next Bus” signage as this is an unreasonable and unfair requirement for one business owner to pay for the signage.

A motion by Vice-President Autorino, seconded by Board Member Kohlstrand, to extend the meeting to 11:15 pm was unanimously approved.

Vice-President Autorino motioned, seconded by Board member Cook, to approve the Variance and Design Review applications subject to the findings suggested by staff and changes to condition number 6, to delete the reference to the types of transportation management techniques and that portion of the condition that requires the applicant to consider installation and maintenance of a “Next Bus” electronic sign, condition number 12, to require that the applicant work with the Public Works Department to address site line distances at the corner of the proposed building adjacent to the street intersection without having to modify the building, condition number 16, to clarify that landscaping must follow the County’s Bay Friendly landscape program and, where feasible, must be designed to treat storm water runoff. Motion passes 5-0.

9-C Planned Development Amendment – PLN09-0234 – 1109 Chestnut Street - The St. Joseph Community. A request to extend the St Joseph Community Master Plan Planned Development application, PD-98-01 for a period of 15-years. As conditioned, any part of the project not completed by November 30, 2009 requires approval of a new Planned Development application. The applicant is requesting an amendment to this condition to allow the remaining portions of the project to be completed by November 30, 2024. Continued to the Planning Board meeting of November 9, 2009.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

None.

12. ADJOURNMENT: **11:05 p.m.**